



## POINT OF CONTACT

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# The Learning Experience

Mt. Juliet (Nashville), Tennessee



Price:  
**\$5,000,000**



Cap Rate:  
**7.00%**



**Brand New Construction (October 2019)**  
TLE's Latest Prototype Design



**17 Miles to Downtown Nashville**  
7th-Fastest Growing City in the U.S.



**\$95,160+ Avg HH Income (3-mi)**  
With 3.60% increase est. 2019-2024



**New 15-Year NNN Lease**  
With 2 x 5 Renewal Options



**11% Rental Increases**  
Every 5 Years (Base + Options)



**54,540+ Population (5-mi)**  
With 3.52% increase est. 2019-2024



**Mt. Juliet is the Fastest-Growing City In TN**  
563% Population Growth Since 1990



**Corporate Guaranty**  
The Learning Experience Corp.  
(400+ locations)



**Facility with Exceptional Pre-Enrollment**  
Opened Among Top 5% of TLE's Nationally